



NOTICE OF PUBLIC HEARING

ADDRESS ANY COMMUNICATIONS TO:
COMMUNITY DEVELOPMENT DEPARTMENT – PLANNING DIVISION
701 EAST CARSON STREET
CARSON, CALIFORNIA 90745

**Zone Change (ZCC) No. 189-22, Specific Plan (SP) No. 25-21
Development Agreement (DA) No. 26-21
Site Plan Design Review Overlay (DOR) No. 1854-21
Conditional Use Permit (CUP) No. 1108-21**

The Planning Commission of the City of Carson, California, will conduct a public hearing, at which time you may be heard to consider ZCC No. 189-22, SP No. 25-21, DA No. 26-21, DOR No. 1854-21, and CUP No. 1108-21 for the development of a business park campus containing three industrial structures totaling approximately 310,490 square feet and one general commercial/retail structure totaling approximately 2,700-square feet (all four structures totaling a building area of approximately 313,190-square feet) on a vacant, 14-acre site located at **20601 Main Street (APN: 7336003043)**. The project includes site remediation in coordination with the Department of Toxic Substances Control due to the site's historic use as a landfill.

The proposed project site is located in the Manufacturing Light-Organic Refuse Landfill-Design Overlay (ML-ORL-D) zoning district with a General Plan Land Use designation of Flex District. Pursuant to Section 15070 of the California Environmental Quality Act (CEQA) a Mitigated Negative Declaration has been prepared and will be considered by the Planning Commission.

If you challenge the approval or denial of this project in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission, at or prior to, the public hearing. If you are no longer the owner of the property, please forward this notice of hearing to the current owner.

Address any communications or comments regarding the project to McKina Alexander, Senior Planner at (310) 952-1761, Extension 1326 or malexander@carsonca.gov. Documents related to the proposed project are on file with the City of Carson Planning Division.

TIME: 6:30 P.M., Tuesday, March 26, 2024

PLACE: Helen Kawagoe Council Chambers, 2nd Floor
Carson City Hall
701 East Carson Street
Carson, California 90745

APPLICANT: WPT, Attn: Russell E. Fenton
150 S. 5th Street, Suite 2675
Minneapolis, MN 55402

DATED: This 14th day of March 2024

Dr. Khaleah K. Bradshaw, City Clerk
City of Carson, California